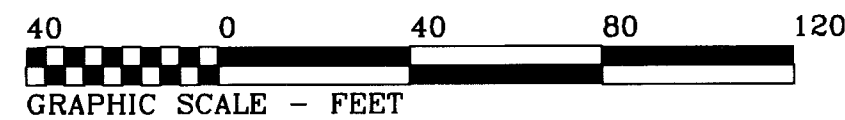


RECORD OF SURVEY
FOR
DIANE MANCINELLI
ON
LOTS 3, 4, AND 11, BLOCK 2
CEDAR HURST
IN THE
NE 1/4 OF SECTION 33,
T 11 S, R 5 W, W.M.
CITY OF CORVALLIS,
BENTON COUNTY, OREGON

BENTON COUNTY
SURVEYOR'S OFFICE

C.S. FILE NO. 11052
FILING DATE: 7-14-21
FILE SIZE: 18x24

JUNE 30, 2021



Found 5/8" rod and cap per
CS 8150 on North R/W line
of Harrison Blvd., 60' R/W.

S 02°10'49"E
60.11' A TO B

NW HARRISON BLVD.
60' R/W

NW Corner Lot 4, Block
2, CEDAR HURST.

(N 89°24'30"E) (80.00)

NE Corner Lot 4, Block
2, CEDAR HURST.

N 89°26'20"E 80.03'

3/4" Pipe down 4"
under the edge of
concrete sidewalk,
O.U.

3/4" Pipe down 4"
under the edge of
concrete sidewalk,
O.U.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ROBERT ALAN COOK
2336

RENEWS: 12/31/2021

LEGEND

-Found Monument as noted.
-Set Monument: 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING".
- +Computed position, nothing found or set.

Data of, or computed from, the following:

() ... CEDAR HURST
[] ... Book 132, Page 659, Benton Co. Records
< > ... CS 3034 { } ... CS 2747

O.U. = Origin Unknown

All monuments found or set are within 1" of the ground surface unless otherwise stated.

NARRATIVE

The purpose of this survey was to find or set monuments at my client's boundary corners for fencing and new driveway construction. My client's description calls Lot 4, Block 2, CEDAR HURST, as Parcel 1 and a metes and bounds slier description that is a portion of Lot 3 to the East as Parcel 2. The neighboring property description to the East, Doc. 2007-422648, is Lot 3 excepting Book 132, Page 659 and any portion lying in Harrison Street. The description in Book 132, Page 659 is the same as my client's Parcel 2.

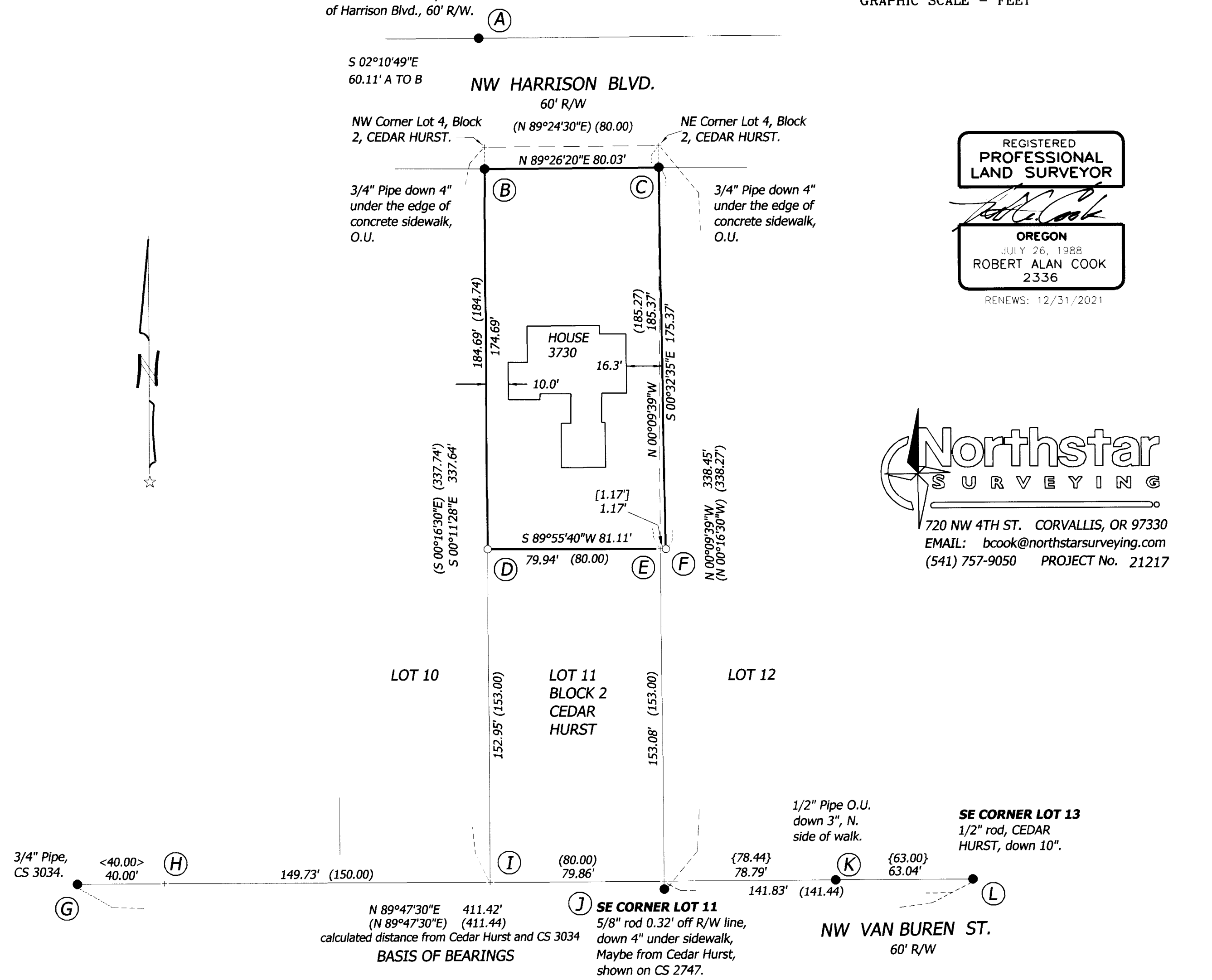
CEDAR HURST subdivision, in 1940, has Harrison Blvd. as a 40 foot R/W. In 1946, The County Road Survey 636 widens the Road to 60 feet. There is no evidence on the County Road survey that any monuments were set or reset along the new R/W lines. The monuments I found at (B) and (C) are both very old, under the sidewalk, and typical of unrecorded property corners found throughout older Corvallis subdivisions.

I found 4 monuments along the North R/W line of Van Buren St., (G), (J), (K), and (L) as shown. Three lined up nicely so I called the 4th (J) off line a little and held the R/W line for my Basis of Bearings. I calculated position (H) at the record 40 feet for the SW corner of Lot 9, then calculated (I), the SW corner of Lot 11, by proportion between (J) offset and (H). Then I calculated the NW and NE corners of Lot 4 from (B) and (C) by extending 10 feet northerly on the line (J) to (C) and line (I) to (B). These positions fit pretty good so I am accepting (B) and (C) as property corners on the lot lines 10 feet South of the old lot corners.

Next I calculated (D) and (E) by single proportion lot corners and then calculated (F) at the deeded distance 1.17 feet extending the lot line (D) to (E).



720 NW 4TH ST. CORVALLIS, OR 97330
EMAIL: bcook@northstarsurveying.com
(541) 757-9050 PROJECT No. 21217



SE CORNER LOT 11
5/8" rod 0.32' off R/W line,
down 4" under sidewalk,
Maybe from Cedar Hurst,
shown on CS 2747.

N 89°47'30"E 411.42'
(N 89°47'30"E) (411.44)
calculated distance from Cedar Hurst and CS 3034
BASIS OF BEARINGS

NW VAN BUREN ST.
60' R/W